



The City of Grove City, Ohio

4035 Broadway • Grove City, Ohio 43123
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Planning Commission Staff Report
Lower Level Conference Room
April 5, 2016 1:30pm

**1. APPLICATION: Déjà vu Boutique, The Farm Table, Zassy's Treasures & Designs |
Special Use Permit (Outdoor Sales)**

Project Number: 201602010006

Location: 3952 Broadway (040-000207)

Proposal: A Special Use Permit to allow for outdoor sales along the storefronts or
three different tenant spaces

Applicant: Bernadette Atkins, 3952 Broadway, Grove City, Ohio 43123

Relevant Code Section(s):

- 1135.09(b)(12), Special Use Permits

Project Summary

The applicant is requesting a Special Use Permit for the outdoor sale of merchandise at 3952 Broadway, made up of three unique tenants: Déjà vu Boutique, The Farm Table, and Zassy's Treasures & Designs. The request is to allow each tenant 10 square feet of display area along the front two (2) feet of storefront in front of each tenant space. Zassy's would have the ability to use the area along the fence in the patio area in front of the tenant space; however the total area cannot exceed 10 square feet. A site plan has been submitted showing the areas approved for outdoor display of merchandise. The items are proposed to be located to allow for safe pedestrian movement between tenant spaces.

The three tenants would display merchandise only during the hours of operation for each tenant. The specific hours of operation for each tenant is listed in the submitted project materials and are subject to change based on the time of year. Items to be located outside will vary by tenant, to be conducive to each business. Déjà vu Boutique will display clothing and accessories, Zassy's Treasures and The Farm Table will display repurposed items such as small tables and book shelves.

No additional signage or lighting is proposed to be used for the outdoor display areas.

Code Analysis:

Per Section 1135.09, the Planning Commission is responsible for reviewing Special Use Permit requests and recommending approval, approval with modifications or denial to City Council based on findings of compliance with the standards and requirements of this Code (*see relevant code sections*) and subject to the conditions established by the Planning Commission to ensure compliance with the letter and intent of this Code. The following is the Development Department's evaluation based on code standards and requirements.

1. *The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;*

Standard is Met: Staff believes the proposed use is in harmony with the intended character of the Town Center area. The items proposed to be displayed outside will be representative of items sold in each tenant space.

2. *The proposed use shall not adversely affect the use of adjacent property;*

Standard is Met: The proposed display area will not affect the use of adjacent property. All display areas will be located adjacent to the building at 3952 Broadway and will not impact pedestrian or vehicle ability to traverse to an adjacent property.

3. *The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;*

Standard Met: Staff believes the proposed outdoor display areas are designed to allow for safe pedestrian mobility between the tenant spaces.

4. *The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and school;*

Standard is Met: The proposed outdoor sales will not place any further demand on public services.

5. *The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;*

Standard is Met: The proposed outdoor sales will not impact the right-of-way. All items for sale will be located along the storefront and will not extend into the parking area or right-of-way.

6. *The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;*

Standard is Met: The use is in accordance with the intent of all applicable code requirements and ordinances of the City.

7. *The proposed use complies with the applicable specific provisions and standards of this Code;*

Standard is Met: The use is in accordance with the intent of all applicable code requirements.

8. *The proposed use shall be found to meet the definition and intent of a use specifically listed as a special use in the district in which it is proposed to be located;*

Standard is Met: The site is located in the CBD, in which outdoor sales, storage, and display of items is permitted with a Special Use Permit.

9. *A completed application indicating the Specific Special Use permit activity intended by the applicant shall be submitted to the Department of Development by the Council approved submittal dates;*

Standard is Met: The applicant properly submitted a completed application.

10. *Outdoor sales, storage, or display shall only be permitted in areas identified on the approved site plan. No such activity shall be located closer than fifty feet to a residential zoning district boundary or road right-of-way abutting any residential zoning district of within ten feet of any road right-of-way. Such activities shall not occupy any required parking area or driveway.*

Standard is Met: Outdoor sales will only be permitted along the storefront, as shown on the submitted site plan. The display areas will be more than 200' to the nearest residential zoning district and 280' to the nearest residential structure. The display area will not occupy any required parking spaces or driveways and will be more than 30' from the Columbus Street and Broadway right-of-way.

11. *Any outdoor sales, storage, or display area located closer than one hundred feet to a residential district shall, if determined to be visible from such district, be screened by a landscape buffer strip or other means indicated on the approved site plan.*

Standard is Met: The proposed outdoor sales area is more than 200 feet from the nearest residential district.

12. *Illumination of outdoor sales, storage, or display areas shall be designed to prevent glare or direct light from the illumination source into residential areas.*

Standard is Met: The applicant is not proposing any additional illumination for the outdoor sales area.

13. *Outdoor display areas shall be maintained in a neat and orderly fashion.*

Standard Met: Materials state that each business will be responsible for policing their display area to ensure that it is kept in an orderly fashion.

14. *Signage for outdoor sales or displays shall comply with Chapter 1145.*

Standard is Met: No additional signage is proposed for the outdoor sales area.

15. *The site plan submitted with an application for a Special Use Permit shall indicate the types of merchandise to be displayed and, if applicable, any seasonal changes of display.*

Standard is Met: Materials indicate that items displayed outside will match items stocked in each tenant space – Déjà vu Boutique would offer clothing and accessories, and the Farm Table and Zassy's Treasures would offer repurposed furniture such as small tables and book shelves.

Recommendation

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit with the following stipulation:

1. Items shall only be displayed during business hours for each tenant.